009.0	0002	0030.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	622,300 / 622,300
					USE VALUE:	622,300 / 622,300
					ASSESSED:	622,300 / 622,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		LINWOOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	APPLEBAUM RACHEL L
Owner 2:	KOTIN JOSHUA I
Owner 3:	
Street 1:	31 LINWOOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BAKER WILLA B -
Owner 2:	MILLER MICHAEL A -
Street 1:	31 LINWOOD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,640 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 1452 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2640.000	285,300		337,000	622,300
Total Card	0.061	285,300		337,000	622,300
Total Parcel	0.061	285,300		337,000	622,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.58 | /Parcel: 428.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 7968

GIS Ref

GIS Ref

Insp Date 11/04/17

!851!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 009.0-0002-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,100	0	2,640.	337,000	595,100	595,100	Year End Roll	12/18/2019
2019	101	FV	208,600	0	2,640.	358,000	566,600	566,600	Year End Roll	1/3/2019
2018	101	FV	208,600	0	2,640.	261,100	469,700	469,700	Year End Roll	12/20/2017
2017	101	FV	208,600	0	2,640.	227,400	436,000	436,000	Year End Roll	1/3/2017
2016	101	FV	208,600	0	2,640.	193,800	402,400	402,400	Year End	1/4/2016
2015	101	FV	203,200	0	2,640.	189,500	392,700	392,700	Year End Roll	12/11/2014
2014	101	FV	203,200	0	2,640.	155,800	359,000	359,000	Year End Roll	12/16/2013
2013	101	FV	203,200	0	2,640.	148,300	351,500	351,500		12/13/2012

PRINT

Date	Time
12/10/20	16:33:41

LAST REV

Date	Time
10/07/20	09:05:57
apro	
851	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAKER WILLA B,	73700-458	1	11/22/2019		730,000	No	No		
LAX ROSEMARY A	48994-165		2/15/2007		390,000	No	No		
FRASER JOSEPH D	46923-347		2/3/2006	Family	1	No	No		
	11800-062		1/28/1970		99	No	No		N

USER DEFINED

Prior Id # 1:	7968
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2019	2001	Add Bath	10,000	C				
4/14/2010	310	Re-Roof	6,900					STRIP & REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	JO	Jenny O
11/4/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Meas/Inspect	294	PATRIOT
12/3/2008	MLS	MM	Mary M
5/28/2007	MLS	HC	Helen Chinal
10/26/2000	Hearing N/C	163	PATRIOT
10/26/1999	Inspected	267	PATRIOT
9/27/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2640		Sq. Ft.	Site		0	80.	1.60	1			View	25	Locatio	-10	Shape	-25	336,960						337,000	

Total AC/HA: 0.06061 | Total SF/SM: 2640 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 336,960 | Spl Credit | Total: 337,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98549062
Adj $ / SQ:	166.302
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350532
Depreciation:	65199
Depreciated Total:	285333

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

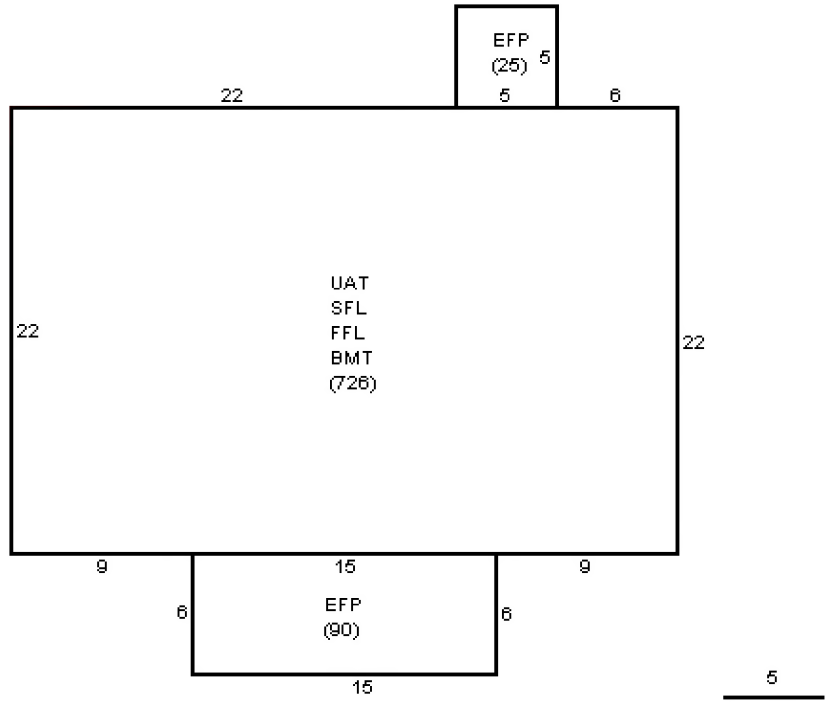
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.30
Special Features:	0	Val/Su Net:	115.27
Final Total:	285300	Val/Su SzAd	196.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	726	49.890	36,220
FFL	First Floor	726	166.300	120,735
SFL	Second Floor	726	166.300	120,735
UAT	Upper Attic	182	66.520	12,073
EFP	Enclos Porch	115	50.160	5,768

Net Sketched Area:	2,475			Total:	295,531
Size Ad	1452	Gross Are	3019	FinArea	1452

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

009.0-0002-0030.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	